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**Z-2270**  
**CARBIN DEVELOPMENT LLC**  
**WOODBURY PLANNED DEVELOPMENT**  
**R3W TO PDRS**

**STAFF REPORT**  
**12 January 2006**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Barry Rubin & John Caron, represented by C&S Engineering, is requesting R3W to PDRS zoning for a new 3-story apartment building with twelve 1-bedroom, single occupancy units and twelve parking spaces. The site is located at the northeast corner of Salisbury and Wood Sts in West Lafayette, Lot Eight (8) Scheffee and Royse's Addition, Wabash 19(SE) & 20(SW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property in this case is zoned R3W as is the area south and west. Zoning north is primarily CBW with numerous projects zoned PD to the north and east. During the past 5 years, virtually all rezone requests in the surrounding area have been planned developments; four are in the same block as this site; State Street Towers Z-2134, Salisbury Place Z-2105, LinWang Z-1988 & Woodwind Condos Z-1265.

**AREA LAND USE PATTERNS:**

The site has one single-family home converted to a student apartment building with 6 units and an adjacent gravel parking lot. Land use south of this site is residential with both large student apartment complexes and single-family homes converted to multi-family units. To the north and along State Street, land use is a mix of retail/commercial and residential. Land uses further west, near the Village, and to the east, near the Levee shopping areas, are more commercial.

**TRAFFIC AND TRANSPORTATION:**

The site is located on the corner of Salisbury and Wood Streets, both local streets; Salisbury is one-way south. An alley abuts on the north edge of the property. The plans show twelve residential parking spaces, one per bedroom, with leases limiting occupancy to one person per bedroom. One of the twelve spaces will be handicapped accessible. All parking will be assigned including the handicapped accessible space. If no one in the building is handicapped the space will be given to an able-bodied resident until such time as the accessible space is needed. When this situation occurs spaces will be reassigned to accommodate the accessibility need. There is now and would continue to be two access points to the proposed parking for this development: the curb cut on Salisbury would serve eight spaces (including one handicapped space), and an entry off the alley to the north would give access to four spaces. Improvements made to the alley, during an earlier project to the north, dedicated an additional 15' of right-of-way along the south side of the adjoining property to allow room for 2-way traffic.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana-American water are readily available. Liberal use of landscape material is shown both in the parking area and around the building. The dumpster for use by residents is

located on the alley within a 3-sided, 6-foot tall wood fence enclosure. Ground floor apartments with outside patios have a 30" tall brick separation wall.

**STAFF COMMENTS:**

Petitioner is seeking to replace one older converted single-family residence with a new 3-story apartment design. The existing structure has a maximum occupancy of 11 persons while the new building would contain twelve 1-bedroom apartments and a maximum occupancy of 12 persons. The location and proximity to campus, two blocks east of the Village, make it an ideal site for student or staff housing. Petitioner has stated that the lease will restrict occupancy to one person per bedroom, thereby assuring the need for only 12 parking spaces. For years, City policy has been to support the standard of a single parking space per bedroom when negotiating residential planned developments, if the building is situated in close proximity to the University, and if these restrictions are locked into place through the PD process.

Efforts by the city to work with near campus neighborhoods north of the Village includes a history of supporting neighborhood preservation and reintroduction of families and owner-occupied housing in those areas less suitable for student housing while also encouraging appropriate higher density student apartments closer to campus in neighborhoods primarily student populated. This site, south of State Street is surrounded by student apartments and is consistent with the city's philosophy of appropriate student rental housing close to campus.

The City has participated with petitioner in designing suitable landscaping, and petitioner has agreed to plant 14 trees on site where only one exists now. This proposal greatly improves the appearance of the property with a new building, landscaping and paved parking making the request worthwhile for the planned development process. As a result, petitioner benefits from negotiated standards that make best use of the site and the community benefits from a project designed to place student housing appropriately within walking distance and assures adequate parking for its residents. Staff fully supports the negotiated end product.

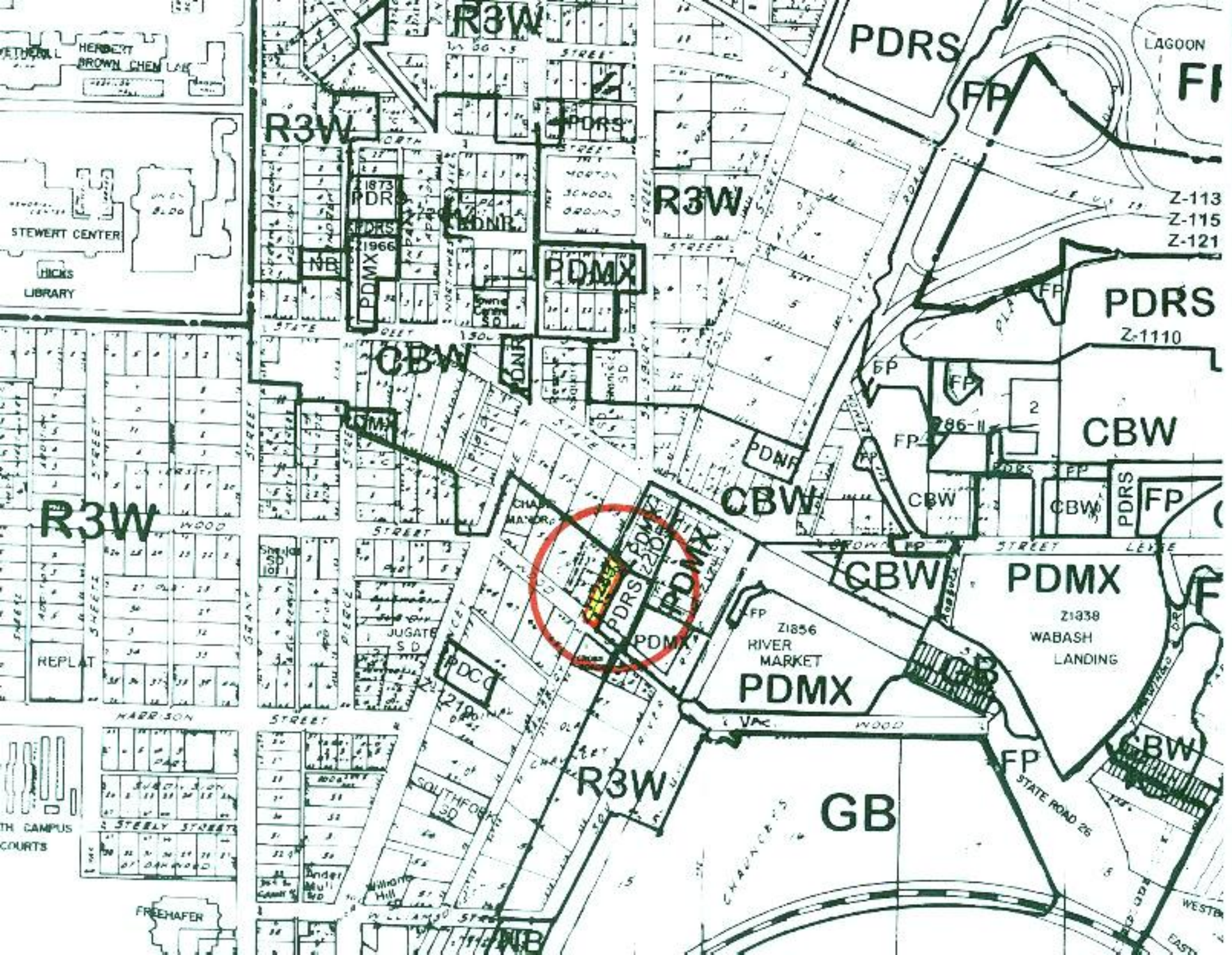
**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of *UZO 2-27-10* for submission of Final Detailed Plans, signed off by those noted in that section to include:

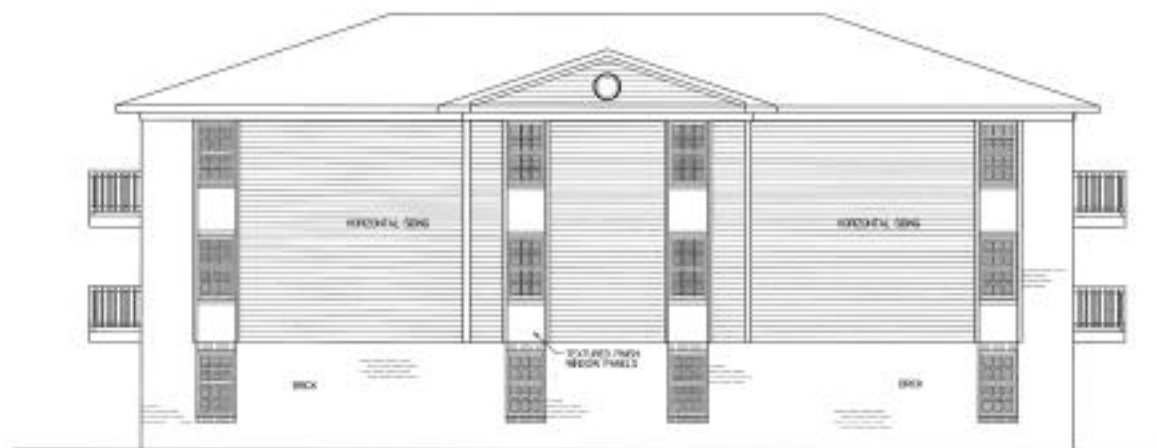
1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per *UZO Appendix B2-2*;
3. A final plat per *UZO Appendix B-3-2* as applicable;
4. Appropriate performance bonds submitted with final detailed plans
5. Plant schedule approved by the West Lafayette Greenspace Administrator;

**Additional Conditions:**

6. A correction to the note found on page 2 of 4 that states "lease restrictions shall provide that occupancy shall be limited to only one unrelated person per bedroom, and a maximum of two related person per bedroom". The second half of the statement will be deleted and read, "lease restrictions shall provide that occupancy shall be limited to only one unrelated person per bedroom."







ELEVATION FROM SALISBURY STREET



NORTH ELEVATION



ELEVATION FROM WOOD STREET

**C&S ENGINEERING**  
 • Civil Engineers • Land Surveyors •

NS/ELEV/000

**BUILDING ELEVATIONS  
 WOODBURY PLANNED DEVELOPMENT  
 CITY OF WEST LAFAYETTE, INDIANA**

REVISION	DATE	BY	CHK	APP	DATE	BY	CHK	APP	SHEET NO.
1	6/30/06	JAC				PJC			4
									4

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